

## CITY OF MESA

### MINUTES OF THE PLANNING AND ZONING BOARD MEETING

Held in the City of Mesa Council Chambers

Date: January 16, 2013 Time: 4:00 p.m.

#### MEMBERS PRESENT

Randy Carter, Chair  
Beth Coons, Vice-Chair  
Vince DiBella  
Lisa Hudson  
Brad Arnett  
Suzanne Johnson  
Michael Clement

#### MEMBERS ABSENT

None

#### OTHERS PRESENT

John Wesley  
Angelica Guevara  
Wahid Alam  
Jeff McVay  
Jason Sanks  
Debbie Archuleta  
Margaret Robertson

Lyle Richardson  
Joe Goforth  
Philip Rosendahl  
Christopher Jones  
Terry Bereli  
David Crummy  
Matthew Segerdal  
Others

Chairperson Carter declared a quorum present and the meeting was called to order at 4:00 p.m. The meeting was recorded on tape and dated January 16, 2013. Before adjournment at 5:48 p.m., action was taken on the following:

It was moved by Boardmember Beth Coons seconded by Boardmember Suzanne Johnson that the minutes of the December 18, 2012, study sessions be approved as submitted. Vote: 4 – 0 - 3 (Arnett, DiBella, Hudson abstained).

It was moved by Boardmember Beth Coons, seconded by Boardmember Vince DiBella that the minutes of the December 19, 2012 study sessions and regular meeting be approved as submitted. Vote: 6 – 0 - 1 (Arnett abstained).

Consent Agenda Items: All items identified with an asterisk (\*) were approved with one Board motion.

It was moved by Boardmember Suzanne Johnson, seconded by Boardmember Lisa Hudson that the consent items be approved. Vote: 7 – 0

Zoning Cases: Z13-01, Z13-02, Z13-05, Z12-46, Z12-50, Z13-03 Z13-04, Z13-06, GPMInor12-04, Z12-47, Z12-48

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Item: **Z13-01 (District 6)** 1411 South Power Road. Located south of Southern Avenue on the east side of Power Road (1± acres). District 6. Site Plan Modification. This request will allow development of a restaurant within a group commercial center in the LC-PAD zoning district. Rare Hospitality Management, owner; Heather Hirschberg, Kimley-Horn and Associates, Inc. applicant. (PLN2012-00377)

Comments: This case was on the consent agenda and therefore was not discussed individually

It was moved by Boardmember Suzanne Johnson, seconded by Boardmember Lisa Hudson

That: The Board continue the case to the February 20, 2013 meeting

Vote: Passed 7 – 0

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**Note:** *Audiotapes of the Planning & Zoning Board Meetings are available in the Planning Division Office for review. They are also “live broadcasted” through the City of Mesa’s website at [www.mesaaz.gov](http://www.mesaaz.gov)*

## MINUTES OF THE JANUARY 16, 2013 PLANNING AND ZONING MEETING

Item: **Z13-02 (District 4)** 1303 East Main Street. Located east of Stapley Drive on the south side of Main Street (1± acres). District 4. Site Plan Review. This request will allow the expansion of an existing retail business in the GC zoning district. Victor Martinez, owner; Philip Rosendahl, applicant. (PLN2012-00400)

Comments: Chair Randy Carter abstained. Vice Chair Beth Coons took over the meeting.

Staffmember Jeff McVay explained the project was for a tire shop. He stated that letters of notification were sent to surrounding property owners within 500', however, the letters of notification to Neighborhood Associations were not sent until a week after the required time. For that reason, staff was recommending a continuance to the February 20, 2013 meeting. He stated staff had concerns with the design of the buildings.

Mr. Rosendahl, represented the case. He stated the late notification to the Associations was an unfortunate accident. Mr. Rosendahl asked the Board to hear the case. He stated the request was for site plan approval. He understood staff had concerns with the aesthetics of the building, and stated the project would be required to go to the Design Review Board. He stated the client intended to hire an architect for treatment of the building, and that they intended to comply with urbanization plans for the area. He stated they would also be going to the Board of Adjustment.

Boardmember Beth Coons confirmed they started the project with a SCIP application. They only heard from one neighbor. Staff had not heard from anyone. She confirmed they have to go through the Board of Adjustment for the SCIP.

Boardmember Suzanne Johnson confirmed there were 5 associations that were notified. She asked approximately how many homes they represented. Mr. Rosendahl stated they notified 15 people for the 5 associations, and 50 people for the 500 property owner notification. Mr. McVay stated the Sherwood Neighborhood would be several hundred people; Frasier Fields was over 100, and Reed Park was very large. Boardmember Johnson wanted a condition that the Homeowner Associations be notified prior to the Board of Adjustment case.

Boardmember Brad Arnett stated the Board needed to look at each case along the light rail corridor very carefully. He questioned whether this would be a good long term use for this property. Will this draw people to downtown? Mr. McVay stated the City would like something more urban and not auto related. He stated the Design Review process would be very important. Staff was comfortable with the site plan, not the building. Boardmember Arnett wanted to make sure the Design Review Board would be aware of the Planning and Zoning Board's concerns.

It was moved by Boardmember Suzanne Johnson, seconded by Boardmember Brad Arnett

That: The Board approve zoning case Z13-02 with the following conditions:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan submitted, except as modified by the conditions below.
2. Compliance with all requirements of the Board of Adjustment in the review and approval of a Substantial Conformance Improvement Permit.
3. Compliance with all requirements of Design Review approval.

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4. Compliance with all City development codes and regulations.
5. Homeowner Associations to be notified for the Board of Adjustment case.

Vote: Passed 6 – 0 – 1 (Chair Carter abstained)

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## MINUTES OF THE JANUARY 16, 2013 PLANNING AND ZONING MEETING

Item: **Z13-05 (District 1)** 1626 North Country Club Drive. Located south of McKellips Road on the west side of Country Club Drive (0.8 ± acres). District 1. Site Plan Review. This request will allow for the expansion of existing medical offices in the LC zoning district. (PLN2012-00498)

Comments: This case was on the consent agenda and therefore was not discussed individually

It was moved by Boardmember Suzanne Johnson, seconded by Boardmember Lisa Hudson

That: The Board approve zoning case Z13-05 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan, landscape plan, and preliminary elevations as approved by Design Review, (without guarantee of lot yield, building count, lot coverage).
2. Recordation of lot combination of parcels 135-11-010A and 135-11-003A prior to the issuance of a construction permit.
3. Land Split required for the split of lot 3 which resulted in the creation of parcel 135-11-010C.
4. Provide a recorded cross-access agreement and 6-inch vertical concrete curb and 5-foot wide temporary landscape adjacent to each side of the drive-aisle on parcel 135-11-010C or remove access drive to McLellan Rd.
5. Compliance with all requirements of Administrative Design Review.
6. Provision of a pedestrian connection to Country Club Drive.
7. Provision of a 6-inch vertical curb between all drive-aisles/parking spaces and landscape areas.
8. Provision of a three and a half foot (3.5') high masonry screen wall along the east and south boundaries of the site to screen parking spaces from street view.
9. Provision of a minimum six-foot (6') high masonry screen wall adjacent to the west property line.
10. Dedicate the right-of-way required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication whichever comes first.
11. Compliance with all City development codes and regulations.

Vote: Passed 7 – 0

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## MINUTES OF THE JANUARY 16, 2013 PLANNING AND ZONING MEETING

Item: **Z12-46 (District 6)** The 10800 to 11000 blocks of East Ray Road (south side). Located east of Signal Butte Road on the south side of Ray Road (22.42± acres). Modification of the PAD within an existing RS-6 zoning district. Approval of the preliminary plat of Bella Via Unit 11A. This request will allow the development of single-residence lots. Pulte Group, owner; Andy Baron, Anderson Baron, applicant. (PLN2012-00397)

Comments: Staffmember Jason Sanks explained the original approval for this development was July 2005. This application was for Phase 11A. This proposal was for lots 50' wide by 115' deep, so they would be narrower but deeper than the previous phases. He stated this subdivision would be east of Eastmark. Staff was hoping for enhanced streets, a central park, and higher quality design.

Christopher Jones, of Pulte Homes, 88 San Marcos Place, Chandler, represented the case. Mr. Jones stated they expect to make changes as market demand changes. This application would be the densest the project would ever be. Lot sizes could increase in time, based on market demands. He stated they would meet T3N requirements.

Chair Randy Carter asked the applicant what makes this subdivision special. He stated it looks like every other plat that comes through the Board. He was concerned the City has enough beige subdivisions, with similar color schemes and design. He wanted to see better quality. The applicant stated Pulte wanted to build what was already built in previous phases, they didn't think it was fair for this phase to be nicer. Chair Carter stated the project was too much of the same, colors, shutters, etc. he wanted more variety. The applicant stated Phase 11B would be better.

Boardmember Beth Coons confirmed that Phase 11B would be east of this phase. Phase 9 is across Ray Road. She also confirmed the product would be reviewed by Planning staff, not the Design Review Board.

Boardmember Brad Arnett agreed it could be better. He asked if they could vary the setbacks, add patios, etc. He agreed with Chair Carter the product should be a little better. He confirmed staff wanted patios, porches, less garage scape.

Boardmember Vince DiBella thought Condition 3, adequately addressed the concerns.

Boardmember Mike Clement confirmed there were approximately 400 homes left to be built. He was concerned that the projects not get any smaller than this. He wanted future phases to be larger lots.

It was moved by Boardmember Brad Arnett, seconded by Boardmember Suzanne Johnson

That: The Board recommend to the City Council approval of zoning case Z12-46 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan and preliminary plat submitted, (without guarantee of lot yield, building count, or lot coverage).
2. Development in conformance with the Mountain Horizons PAD Ordinance as amended with Z05-53.
3. Compliance with the Residential Development Guidelines:

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- a) Staggering the home front yard setback at least 2' behind the required front yard setback
  - b) No two identical elevations are permitted on adjacent lots or on lots across the street from each other, and no more than two identical elevations with different exterior colors are permitted within five consecutive lots on the same side of the street.
  - c) Garage door types and colors shall be varied (e.g. varied window shapes and styles, varied door trim detail, two single doors in lieu or one double door, etc.).
  - d) Unless specifically part of a coordinated design theme, a variety of roof configurations should be offered along with the various elevations (see above), to include gable, hip, hipped gable, or some combination of styles.
4. Compliance with all City development codes and regulations.
  5. Dedicate the right-of-way required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request of dedication whoever comes first.
  6. All street improvements, street frontage landscaping, and perimeter theme walls to be installed in the first phase of construction.
  7. Compliance with all requirements of the Subdivision Technical Review Committee.

Vote: Passed 7 – 0

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## MINUTES OF THE JANUARY 16, 2013 PLANNING AND ZONING MEETING

Item: **Z12-50 (District 3)** 146 West Baseline Road. Located east of Country Club Drive on the north side of Baseline Road (.99± acres). District 3. Modification of the existing Council Use Permit and Site Plan Modification. This request will allow development of a restaurant with a drive-thru within an existing commercial center in an LI-CUP zoning district. McDonald's USA LLC, owner; Scott Belford, Synectic Design, Inc., applicant. (PLN2012-00413)

Comments: Staff member Wahid Alam explained the case. He stated the site is located in a shopping center zoned LI CUP, that was approved in 2005. This request is for approximately 4,000 sq. ft. drive-thru McDonald's. The applicant is requesting a modification to the existing LI CUP to allow them to reduce the existing 15' landscape area adjacent to the eastern property line. The 15' perimeter landscaping had been established by the Council Use Permit and the trees and shrubs have matured over 7 years. The adjacent property has a 12' high tilt panel building built on the property line including a 6' tall screen wall for 60 feet. The proposed site plan shows a landscape strip with new shrubs along the screen wall that varie in width from 1'-2" to 3'-3". He explained the applicant had gone to the Board of Adjustment for a variance to reduce the landscaping setback from 15' to 7' and reduce foundation base from 15' to 10'. Since it was a new development on an undeveloped site staff could not support the variance and the Board was also not willing to approve, so the applicant wanted to see if they could get approval to amend the existing CUP. Mr. Alam stated the shopping center was approved with 1300 parking spaces when code only required 800 spaces, with reciprocal parking agreements. Staff does not believe there is justification for reducing the 15' wide matured perimeter landscaping to 3'-3" along property line and 1'-2" along screen wall, which will eliminate existing trees and shrubs. The entire Wal-Mart shopping center is developed with 15' wide perimeter landscape along the north and east property lines established by the existing LI CUP in 2004.

Lyle Richardson of 5310 North Camino Real, Tucson represented the project. He stated the original plan for this site was for a Wal-Mart gas station. He stated they thought this was a perfect location for McDonald's with the shopping center and no neighborhood near here. He stated the fence was 12' tall. The client spent a lot of time working on the layout. He stated they had done 12 different drawings and none of them worked. Wal-Mart did not want McDonald's customers using their parking. It was Wal-Mart that wanted the 40 parking spaces. He stated Wal-Mart had approved the plan.

Board member Vince DiBella confirmed the City would allow the applicant to use the surrounding parking to meet their parking requirements. He did not want to see the existing landscaping removed to accommodate parking. There is a lot of parking in the shopping center.

Board member Mike Clement asked about the cross-access agreement. Mr. Richardson stated Wal-Mart wanted more parking on the McDonald's site. He stated they also did not want McDonald's to limit their ingress egress. He admitted McDonald's did not need 40 parking spaces. Mr. Alam stated McDonald's had a site at 83 Avenue and Glendale Avenue, where reduced parking exist in only 2 rows. Mr. Richardson stated that site layout wouldn't work here. They did not want pedestrians to have to cross the drive aisles.

Chair Randy Carter asked if the foundation base could be reduced by 3' then there would be room for the landscaping along the east.

Board member Beth Coons stated keep in mind this is a perfect place for a McDonald's. It shouldn't be this hard for someone to build.

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Board member Brad Arnett stated Wal-Mart loves McDonald's, they love the traffic it brings to the center. Why not ask Wal-Mart again, and tell them the City doesn't support this layout. He stated they should indicate to Wal-Mart the Board's concerns and staff's recommendation of denial. He wanted to see the technical drawings showing what they have tried in the past.

It was moved by Boardmember Brad Arnett, that the Board continue zoning case Z12-50 to the February 20, 2013 meeting.

That motion failed for lack of a second. The Board discussed the case further and considered making a motion for approval or denial. Following that discussion.

It was moved by Boardmember Mike Clement, seconded by Boardmember Brad Arnett

That: The Board continue the case to the February 20, 2013 meeting.

Vote: Passed 6 – 1 (Boardmember Coons nay)

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## MINUTES OF THE JANUARY 16, 2013 PLANNING AND ZONING MEETING

Item: **Z13-03 (District 3)** 1830 West Main Street. Located east of Dobson Road on the north side of Main Street (4± acres). District 3. Rezone from GC to ID-2 and Site Plan Review. This request will allow the development of a transit-oriented mixed-use apartment complex with first floor retail along Main Street. Islandia Mesa, LLC, owner; Matthew Segerdal, AMCAL Multi-Housing, Inc., applicant. (PLN2012-00477)

Comments: This case was removed from the consent agenda.

Staffmember Jeff McVay explained the project was immediately adjacent to the Light Rail station at Sycamore. He stated the project was transit oriented. Unlike many TOD projects this site has a grocery store within walking distance. There would be slightly less parking than normally required. Staff did have some concerns with the design and architecture. The zoning would be ID-2 with the base zone being T4NF. The main staff concern was with the 11' ceiling heights on the ground floor along Main Street. Per Code ceilings should be 14' high so that the units could convert to retail over the years. If the ceiling height is 11', office use will be more probable than retail.

Terry Benelli 12 North Center spoke on behalf of Neighborhood Economic Development Corporation, which works with businesses along light rail, and I Believe in Downtown Mesa, which represents approximately 200 citizens within a half mile of the light rail line. She wanted the bar set high, this is the first project and it is right next to the light rail station.

David Crummy, 1339 West First Street thought this was a great use and had the right elements. He was concerned with the driveway off Main. He stated that driveway would be the sixth driveway within 600'. He stated a lot of on-street parking could be on Main Street and Ironwood. He wanted to allow transit to be more utilized. There is a lot of parking for the Safeway store. He wanted the dwelling units and parking to be unbundled. As a TOD it should be more transit oriented, there was no massing of buildings along the transit.

Matthew Segerdal 3014 Agoura Road, Agoura Hills California, represented the case. He stated they designed the 11' ceiling height for a smoother transition to the residential portion of the building along Ironwood. The project was designed for T.O.D. and they want to encourage transit use. The paths lead to the light rail. He stated there were restrictions against parking at night at the Safeway, as well as the park and ride.

Boardmember Beth Coons confirmed the rendering in the packet was a preliminary drawing. She confirmed that 14' ceiling heights were better for commercial/retail uses, 11' heights were better for office uses.

Boardmember Mike Clement asked how problematic it would be to go to 14' ceilings. Mr. Segerdal stated it would be harder to construct, and they wanted uniform heights for the units. He stated they could lease 11' ceiling heights for commercial. He stated serious retail would go closer to the Safeway. Boardmember Clement was concerned that they were showing possible commercial for the lender and the commercial would never actually happen.

Boardmember Vince DiBella stated 14' was a good guideline for retail, but that 11' could work. He stated it was a mixed bag along Main Street for mixed uses.

Chair Randy Carter asked what type non-residential uses the developer has had experience with in other projects. Mr. Segerdal stated beauty salons, medical, insurance, more offices.

## MINUTES OF THE JANUARY 16, 2013 PLANNING AND ZONING MEETING

It was moved by Boardmember Vince DiBella, seconded by Boardmember Beth Coons

That: The Board recommend to the City Council approval of zoning case Z13-03 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan submitted.
2. The ground floor of Building One along Main Street shall be reserved for retail, commercial, office, and service uses. A minimum of fifty percent (50%) of the first floor of Building One along Main Street shall be reserved for active commercial uses such as, but not limited to retail and restaurant.
3. The ground floor of Building One along Main Street shall provide a minimum eleven-foot (11') ceiling height.
4. Ground floor uses of Building One along Main Street shall provide shade awnings/canopies with a minimum depth of four feet (4') from the face of the building with additional depth encouraged, except if an encroachment permit cannot be approved by the Engineering Department.
5. Compliance with all requirements of an encroachment permit by the Engineering Department to allow shade canopies to encroach into the Main Street right-of-way.
6. Compliance with all requirements of staff Design Review.
7. Compliance with all requirements of a City of Mesa Land Split to create the proposed development site. Recordation of the land split with Maricopa County.
8. Compliance with all City development codes and regulations.

Vote: Passed 6 – 1 (Boardmember Arnett nay)

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MINUTES OF THE JANUARY 16, 2013 PLANNING AND ZONING MEETING

Item: **Z13-04 (District 5)** 5656 East Albany Street. Located north of Main Street and west of Recker Road (29.96± acres). District 5. Rezone from Maricopa County R1-8 to City of Mesa RS-9. This request will establish City of Mesa zoning on recently annexed land. (PLN2012-00526)

Comments: This case was on the consent agenda and therefore was not discussed individually

It was moved by Boardmember Vince DiBella, seconded by Boardmember Brad Arnett

That: The Board continue zoning case Z13-04 to February 20, 2013:

Vote: Passed 6 – 1 (Boardmember Coons abstained)

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## MINUTES OF THE JANUARY 16, 2013 PLANNING AND ZONING MEETING

Item: **Z13-06 (District 5)** 5701 East Main Street. Located south of Main Street and west of Recker Road (8.2± acres). District 5. Modification of an existing Planned Area Development (PAD), Site Plan Modification, and preliminary plat approval. This request will allow modification to the design of an existing subdivision in the RM-2 PAD zoning district. Dan Muickalacki owner/applicant. (PLN2012-00446)

Comments: This case was on the consent agenda and therefore was not discussed individually

It was moved by Boardmember Suzanne Johnson, seconded by Boardmember Lisa Hudson

That: The Board recommend to the City Council approval of zoning case Z13-06 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan submitted, except as modified by the conditions below.
2. Lots 8, 13, and 51 shall maintain the existing Z-lot configuration, comply with existing development standards, and be developed with the previously approved residential product as approved through case Z05-004.
3. Lots 1-7, 14, 17-50, and 53-58 shall be developed consistent with the development standards, site plan, and preliminary plat approved through this case, Z13-06.
4. Along individual street frontages, no more than 50 percent (50%) of the homes will have the same front yard setback and at least 50 percent (50%) of the homes will be sited a minimum of two feet (2') from the minimum front yard setback.
5. No more than two adjacent residences shall share the same front building wall setback and the minimum variation between front wall setbacks shall be two feet (2').
6. Front facing garages shall be setback a minimum of three feet (3') from the front of the residence.
7. Driveways shall be clustered to create a minimum 30-foot (30') wide front yard landscape area between such clustered driveways.
8. Identical elevations shall not be permitted adjacent to, or directly across from one another.
9. Lots 4, 26, 39, and 42 shall be limited to the use of Plan 2, 3, or 4 elevations.
10. Lots 5, 14, 27, and 58 shall be limited to the use of Plan 2 or 4 elevations.
11. Compliance with all City development codes and regulations.

Vote: Passed 7 – 0

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## MINUTES OF THE JANUARY 16, 2013 PLANNING AND ZONING MEETING

Item: GPMInor12-04 The 2000 block of North Sossaman Road (east side) and the 7600 block of East McKellips Road (north side). Located at the northeast corner of Sossaman Road and McKellips Road (10± acres). District 5. Minor General Plan Amendment to adjust the boundaries of the existing Mesa 2025 General Plan Land Use designation from Low Density Residential 1-2 du/acre (LDR 1-2) to Medium Density Residential 2-4 du/acre (MDR 2-4). This request will allow future residential development of a higher density on the site. Foresight Group LLC, Owner; Joe Goforth, applicant. (PLN2012-00295)

Comments: This case was on the consent agenda and therefore was not discussed individually

It was moved by Boardmember Suzanne Johnson, seconded by Boardmember Lisa Hudson

That: The Board recommend to the City Council adoption of zoning case GPMInor12-04 conditioned upon:

1. Compliance with the basic development as described in the project narrative provided (without guarantee of lot yield, building count, lot coverage).
2. Site Plan Review through the public hearing process of future Specific Plans.
3. Review and approval of a Preliminary Plat through the public hearing process.
4. Density shall not exceed 4 units per net acre.
5. A maximum of 20 lots with a minimum size of 10,000 s.f.
6. Compliance with the Desert Uplands Development Standards.
7. Full compliance with all City development codes and regulations.
8. Dedicate the right-of-way required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication whichever comes first.
9. All street improvements and street frontage landscaping to be installed in the first phase of construction.
10. All offsite street improvements and street frontage landscaping to be installed in the first phase of construction unless otherwise approved by the City of Mesa.
11. Compliance with all requirements of the Subdivision Technical Review Committee.
12. Compliance with the Residential Development Guidelines.
13. View fences shall comply with the City of Mesa pool fence barrier regulations.

Vote: Passed 7 – 0

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MINUTES OF THE JANUARY 16, 2013 PLANNING AND ZONING MEETING

Item: **Z12-47 (District 5)** The 2000 block of North Sossaman Road (east side) and the 7600 block of East McKellips Road (north side). Located at the northeast corner of Sossaman Road and McKellips Road (10± acres). District 5. Rezone from Maricopa County R1-35 to City of Mesa RS-35. This request will establish City of Mesa zoning on recently annexed property. Foresight Group LLC, Owner; Joe Goforth, applicant. (PLN2012-00295)

Comments: This case was on the consent agenda and therefore was not discussed individually

It was moved by Boardmember Suzanne Johnson, seconded by Boardmember Lisa Hudson

That: The Board recommend to the City Council approval of zoning case Z12-47 conditioned upon:

1. Compliance with the Zoning Ordinance and all City development codes and regulations for the proposed development.

Vote: Passed 7 – 0

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## MINUTES OF THE JANUARY 16, 2013 PLANNING AND ZONING MEETING

Item: **Z12-48 (District 5)** The 2000 block of North Sossaman Road (east side) and the 7600 block of East McKellips Road (north side). Located at the northeast corner of Sossaman Road and McKellips Road (10± acres). District 5. Rezone from RS-35 to RS-15 PAD. This request will allow future residential development on recently annexed property. Foresight Group LLC, Owner; Joe Goforth, applicant. (PLN2012-00295)

Comments: This case was on the consent agenda and therefore was not discussed individually

It was moved by Boardmember Suzanne Johnson, seconded by Boardmember Lisa Hudson

That: The Board recommend to the City Council approval of zoning case Z12-48 conditioned upon:

1. Compliance with the basic development as described in the project narrative dated January 3, 2013, provided (without guarantee of lot yield, building count, lot coverage).
2. Site Plan Review through the public hearing process of future Specific Plans.
3. Review and approval of a Preliminary Plat through the public hearing process.
4. Density shall not exceed 4 units per net acre.
5. A maximum of 20 lots with a minimum size of 10,000 s.f.
6. Compliance with the Desert Uplands Development Standards.
7. Full compliance with all City development codes and regulations.
8. Dedicate the right-of-way required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication whichever comes first.
9. All street improvements and street frontage landscaping to be installed in the first phase of construction.
10. All offsite street improvements and street frontage landscaping to be installed in the first phase of construction unless otherwise approved by the City of Mesa.
11. Compliance with all requirements of the Subdivision Technical Review Committee.
12. Compliance with the Residential Development Guidelines.
13. View fences shall comply with the City of Mesa pool fence barrier regulations.

Vote: Passed 7 – 0

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MINUTES OF THE JANUARY 16, 2013 PLANNING AND ZONING MEETING

D. DISCUSS AND TAKE ACTION ON THE FOLLOWING PRELIMINARY PLAT(S):

- \*1. **Bella Via Unit 11A.** District 6. The 10800 to 11000 blocks of East Ray Road (south side). Located east of Signal Butte Road on the south side of Ray Road (22.42± acres). This request will allow the development of single-residence lots. Pulte Group, owner; Andy Baron, Anderson Baron, applicant.

It was moved by Boardmember Brad Arnett, seconded by Boardmember Suzanne Johnson

That: The Board approve the preliminary plat of Bella Via Unit 11A

Vote: Passed 7 – 0

- \*2. **Eastmark Development Unit 7 (North).** District 6. The 4300 to 4700 blocks of South Signal Butte Road alignment. Located west of Signal Butte Road on the north side of the Ray Road alignment (231± acres). This request will allow the development of single-residence lots. DMB Mesa Proving Grounds, LLC, owner; Jill Hegardt, DMB, applicant.

It was moved by Boardmember Suzanne Johnson, seconded by Boardmember Lisa Hudson

That: The Board approve the preliminary plat of Eastmark Development Unit 7 (north) conditioned upon:

6. Compliance with the basic development as described in the project narrative and as shown on the preliminary plat submitted (without guarantee of lot yield).
7. Compliance with the approved Community Plan and all applicable City development codes and regulations (Engineering, Transportation, Solid Waste and Facilities, etc.).
8. Compliance with all requirements of the Development and Sustainability Department.
9. Development within the proposed plat shall be in conformance with the approved Development Unit Plan for Development Unit 7 (DU7) of the Mesa Proving Grounds Community Plan.

Vote: Passed 7 – 0

E. HEAR A PRESENTATION, DISCUSS AND PROVIDE DIRECTION ON THE FOLLOWING:

Zoning Code Update

MINUTES OF THE JANUARY 16, 2013 PLANNING AND ZONING MEETING

Respectfully submitted,

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John Wesley, Secretary  
Planning Director

DA:  
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